STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ 46,099.05

Kathy L. Thomas
Affiant

Subscribed and sworn to before me this the 31st December, 1986.

Notary Public

My commission expires: 1/19/88

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Larry D. Craig, Attorney at Law, 627 Second Avenue South, Nashville, TN 37210

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathy L. Thomas	National Mortgage Co.	108-3-A-45.00 CO
923 Patio Drive	4041 Knight Arnold Rd	3D 89010
Nashville, Tennessee 37214	Memphis, Tenn. 38118	

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wilma A. Wheat, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kathy L. Thomas, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 27; Unit 45, in a Horizontal Property Regime as shown on the Condominium Sit Plan of Phase II, Section 3, Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilma A. Wheat, unmarried, by deed from Tracy Baise of record in Book 6792, Page 75, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, option, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Patio Villa of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, said Register's Office.

Grantee herein expressly assumes a deed of trust of record in Book 6792, Page 78, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29 day of December, 1986.

Wilma A. Wheat
WILMA A. WHEAT

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Wilma A. Wheat, an unmarried person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SACRAMENTO, California, this 29TH day of December, 1986.

Clarence J. Gentry
NOTARY PUBLIC

My commission expires: MAY 27, 1990

OFFICIAL SEAL
CLARENCE J. GENTRY
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires May 27, 1990

79640

IDENTIFICATION REFERENCE

JAN 5 8 45 AM '87

FEE $ NOT RECORDED
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7094 PAGE 129

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79640

IDENTIFICATION REFERENCE

JAN 5 8 45 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 30278